

**SETTLEMENT AGREEMENT BETWEEN**  
**MISSOURI REAL ESTATE COMMISSION AND PLATINUM REALTY OF MISSOURI LLC**  
**AND DENNIS T. PERKINS**

Come now Platinum Realty of Missouri LLC ("Platinum Realty") and Dennis Perkins ("Perkins"), collectively "Licensees," and the Missouri Real Estate Commission ("Commission") and enter into this settlement agreement for the purpose of resolving the question of whether Perkins LLC's license as a real estate association and Perkins's license as a real estate broker associate will be subject to discipline.

Pursuant to the terms of § 536.060, RSMo,<sup>1</sup> the parties hereto waive the right to a hearing by the Administrative Hearing Commission of the State of Missouri ("AHC") regarding cause to discipline the Licensees' licenses, and, additionally, the right to a disciplinary hearing before the Commission under § 621.110, RSMo.

Licensees acknowledge that Licensees understand the various rights and privileges afforded Licensees by law, including the right to a hearing of the charges against Licensee; the right to appear and be represented by legal counsel; the right to have all charges against Licensees proven upon the record by a preponderance of the evidence; the right to cross-examine any witnesses appearing at the hearing against Licensees; the right to present evidence on Licensees' own behalf at the hearing; the right to a decision upon the record by a fair and impartial administrative hearing commissioner concerning the charges pending against Licensees and, subsequently, the right to a disciplinary hearing before the Commission at which time Licensees may present evidence in mitigation of discipline; and the right to recover attorney's fees incurred in defending this action against Licensees' licenses. Being aware of these rights provided them by operation of law, Licensees knowingly and voluntarily waive each and every one of these rights and freely enter into this settlement agreement and agree to abide by the terms of this document, as they pertain to Licensees.

Licensees acknowledge that Licensees have received a copy of the documents relied upon by the Commission in determining there was cause to discipline Licensees' licenses, along with citations to law and/or regulations the Commission believes were violated.

For the purpose of settling this dispute, Licensees stipulates that the factual allegations contained in this settlement agreement are true and stipulates with the Commission that Licensee Perkins LLC's license,

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<sup>1</sup> All statutory references are to Missouri Revised Statutes 2000, as amended, unless otherwise indicated.

numbered 2013010011 and Perkins's license, numbered 2009020578, are subject to disciplinary action by the Commission in accordance with the provisions of Chapter 621 and §§ 339.010-339.205 and 339.710-339.855, RSMo.

Joint Stipulation of Fact and Conclusions of Law

1. The Commission is an agency of the state of Missouri created and established pursuant to § 339.120, RSMo, for the purpose of licensing all persons engaged in the practice as a real estate broker or salesperson in this state. The Commission has control and supervision of the licensed occupations and enforcement of the terms and provisions of Sections 339.010-339.205 and 339.710-339.855, RSMo.
2. Licensee, Platinum Realty of Missouri LLC, holds a real estate association license from the Commission, license number 2005033777. The Commission issued Platinum Realty's license on September 30, 2005. Platinum Realty's license expires June 30, 2020. Perkins LLC's license was current and active at relevant times described below. Licensee Dennis Perkins is the designated broker for Perkins LLC.
3. Licensee, Dennis Perkins, holds a real estate broker associate license from the Commission, license number 2006011687. The Commission issued Perkins' broker associate license on April 5, 2006. Perkins's broker associate license expires June 30, 2020. Perkins's license was current and active at relevant times described below. Perkins also holds two additional broker associate licenses, license numbers 2016003141 and 2016003142. The Commission issued both of those broker associate licenses on February 1, 2016 and the licenses expire June 30, 2020.
4. Based on communication with Platinum Realty and licensees, Christy Lawrence, Jennifer McClanahan, and Chris George, salespersons affiliated with Platinum Realty, the Commission initiated an investigation into the business Lawrence, McClanahan and George conducted on behalf of Platinum Realty and designated broker Dennis Perkins during a period of time in which Lawrence, McClanahan and George did not have a current and active salesperson license.
5. The Commission's investigation revealed:
  - a. On August 30, 2017, Lawrence spoke with Commission staff about transferring her license to another broker. Commission staff informed Lawrence that her license expired September 30, 2016. Lawrence stated that she had mailed the renewal and fee to the Commission on

November 29, 2016. Commission records reveal that the renewal application was rejected back to Lawrence because it did not contain the delinquency and late fees required. Lawrence stated she never received the rejection notice.

- b. Lawrence's designated broker Perkins stated Platinum Realty "did not catch this in our system" when he learned her license had expired. He stated Lawrence was involved in three transactions, two of which closed on March 31, 2017, properties located at 903 W. 42<sup>nd</sup> St. and 4449 Agnes Avenue and one that closed on September 28, 2017, located at 7200 Pennsylvania Avenue. He stated Lawrence's commission on the three properties was \$17,009.
- c. The Commission renewed Lawrence's license on September 12, 2017.
- d. McClanahan stated she thought she had renewed her license prior to September 30, 2016. She stated she sent her renewal to the office but never received any notice indicating otherwise from the Commission. She stated that in October 2017 she was conducting a continuing education course and discovered her license had not been renewed.
- e. McClanahan's designated broker, Dennis Perkins, stated Platinum Realty "had another individual who had slipped through their transaction to a new licensing system and conducted licensed activity through Platinum Realty of Missouri LLC without a valid license." He stated McClanahan was involved in four transactions, 4710 E. 17<sup>th</sup> Street, 4710 E. 17<sup>th</sup> St. #2, 5515 E. 12<sup>th</sup> St, and 4711 E. 17<sup>th</sup> Street. He stated McClanahan's commission on those properties was \$10,315.
- f. The Commission's records reveal that McClanahan's license expired June 30, 2016 and was cancelled on August 23, 2016. The records reveal that on September 15, 2016, the Commission received the renewal application but it was rejected back to McClanahan for corrections and McClanahan needed to complete continuing education. Records reveal the Commission received no response from McClanahan until March 7, 2018 when the Commission received the renewal application and renewed her license.
- g. Platinum Realty self-reported the unlicensed practice by Chris George. Chris George was a salesperson for Platinum Realty. George's salesperson license expired September 30, 2016.

George did not renew his salesperson license until on or about December 1, 2016. Accordingly, George conducted real estate business without a current and active license.

6. Licensees' conduct, as described in paragraphs 4 and 5 above, allowing a licensee under his supervision to provide real estate services without a valid license, constitutes cause to discipline Licensees' licenses.

7. Section 339.020, RSMo, states:

It shall be unlawful for any person, partnership, limited partnership, limited liability company, association, professional corporation, or corporation, foreign or domestic, to act as a real estate broker, real estate broker-salesperson, or real estate salesperson or to advertise or assume to act as such without a license first procured from the commission.

8. Regulation 20 CSR 2250-4.020(2) states, in relevant part:

...

Until a new license is procured, the holder of an expired license shall not perform any act for which a license is required.

9. Cause exists for the Commission to take disciplinary action against Licensees' licenses under § 339.100.2(15), (19) and (23), RSMo, which states in pertinent part:

2. The commission may cause a complaint to be filed with the administrative hearing commission as provided by the provisions of chapter 621, RSMo, against any person or entity licensed under this chapter or any licensee who has failed to renew or has surrendered his or her individual or entity license for any one or any combination of the following acts:

...

(15) Violation of, or attempting to violate, directly or indirectly, or assisting or enabling any person to violate, any provision of sections 339.010 to 339.180 and sections 339.710 to 339.860\*, or any lawful rule adopted pursuant to sections 339.010 to 339.180 and sections 339.710 to 339.860\*;

...

(19) Any other conduct which constitutes untrustworthy, improper or fraudulent business dealings, demonstrates bad faith or incompetence, misconduct, or gross negligence;

...

(23) Assisting or enabling any person to practice or offer to practice any profession licensed or regulated under sections 339.010 to 339.180 and section 339.710 to 339.860\* who is not registered and

currently eligible to practice under sections 339.010 to 339.180 and sections 339.710 to 339.860\*[]

Joint Agreed Disciplinary Order

10. Based upon the foregoing, the parties mutually agree and stipulate that the following shall constitute the disciplinary order entered by the Commission in this matter under the authority of §§ 536.060, 621.045.4 and 621.110, RSMo.

11. The terms of discipline shall include that **Licensee, Platinum Realty of Missouri, LLC, shall pay a civil penalty in the amount of \$3,000.00 pursuant to § 339.100.3, RSMo.** The civil penalty shall be made by certified check payable to the "Missouri Real Estate Commission" and mailed to the Missouri Real Estate Commission, PO Box 1339, Jefferson City, MO 65102-1339. Said check must be postmarked or hand delivered within 60 days of the effective date of this Settlement Agreement. Funds received pursuant to this Order shall be handled in accordance with Section 7 of Article IX of the Missouri Constitution and Section 339.205.8, RSMo. Respondent's failure to pay the full amount of the \$3,000.00 civil penalty within sixty days of the effective date of this Order shall constitute a violation of this Order.

12. This Agreement does not bind the Commission or restrict the remedies available to it concerning facts or conduct not specifically mentioned in this Agreement that are either now known to the Commission or may be discovered.

13. This Agreement does not bind the Commission or restrict the remedies available to it concerning any future violations by Licensees of Chapter 339, RSMo, as amended, or the regulations promulgated thereunder, or of the terms of this Agreement.

14. All parties agree to pay all their own fees and expenses incurred as a result of this case, its settlement or any litigation.

15. The parties to this Agreement understand that the Missouri Real Estate Commission will maintain this Agreement as an open record of the Commission as provided in Chapters 339, 610 and 324, RSMo.

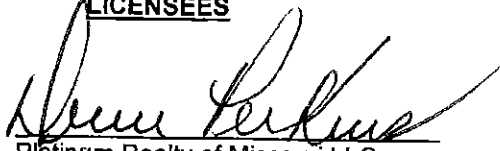
16. The terms of this settlement agreement are contractual, legally enforceable, and binding, not merely recital. Except as otherwise provided herein, neither this settlement agreement nor any of its provisions may be changed, waived, discharged, or terminated, except by an instrument in writing signed by the party against whom the enforcement of the change, waiver, discharge, or termination is sought.

17. Licensees, together with Licensees' heirs and assigns, and Licensees' attorneys, do hereby waive, release, acquit and forever discharge the Commission, its respective members and any of its employees, agents, or attorneys, including any former Commission members, employees, agents, and attorneys, of, or from, any liability, claim, actions, causes of action, fees, costs and expenses, and compensation, including but not limited to, any claims for attorney's fees and expenses, including any claims pursuant to § 536.087, RSMo, or any claim arising under 42 U.S.C. § 1983, which may be based upon, arise out of, or relate to any of the matters raised in this case, its settlement, or from the negotiation or execution of this settlement agreement. The parties acknowledge that this paragraph is severable from the remaining portions of this settlement agreement in that it survives in perpetuity even in the event that any court of law deems this settlement agreement or any portion thereof to be void or unenforceable.

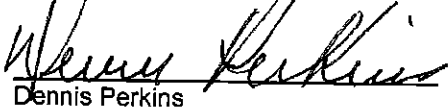
18. If no contested case has been filed against Licensees, Licensees have the right, either at the time the settlement agreement is signed by all parties or within fifteen days thereafter, to submit the agreement to the Administrative Hearing Commission for determination that the facts agreed to by the parties to the settlement agreement constitute grounds for denying or disciplining the licenses of Licensees. If Licensees desire the Administrative Hearing Commission to review this Agreement, Licensees may submit this request to: **Administrative Hearing Commission, Truman State Office Building, Room 640, 301 W. High Street, P.O. Box 1557, Jefferson City, Missouri 65101.**

19. If Licensees have requested review, Licensees and Commission jointly request that the Administrative Hearing Commission determine whether the facts set forth herein are grounds for disciplining Licensees' licenses and issue findings of fact and conclusions of law stating that the facts agreed to by the parties are grounds for disciplining Licensees' licenses. Effective the date the Administrative Hearing Commission determines that the agreement sets forth cause for disciplining Licensees' licenses, the agreed upon discipline set forth herein shall go into effect. If the Administrative Hearing Commission issues an order stating that the Settlement Agreement does not set forth cause for discipline, then the Commission may proceed to seek discipline against Licensees as allowed by law. If Licensees do not submit the agreement to the Administrative Hearing Commission for determination, the agreement shall become effective fifteen (15) days following the signature of the Commission's Executive Director.

LICENSEES

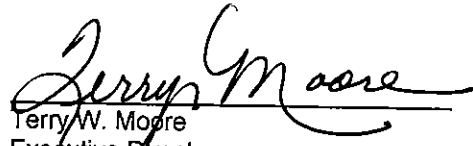


Platinum Realty of Missouri LLC  
Dennis Perkins, Designated Broker

  
Dennis Perkins

Date 12/21/2018

COMMISSION



Terry W. Moore  
Executive Director  
Missouri Real Estate Commission

Date 12-26-18